Hanover County, Virginia

Land Use Map

Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Mixed-Use (LC/HR)
- Mixed-Use (HC/LR)
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Flood Plain

CUP-5-15

National Communication Towers, L.L.C

tower site

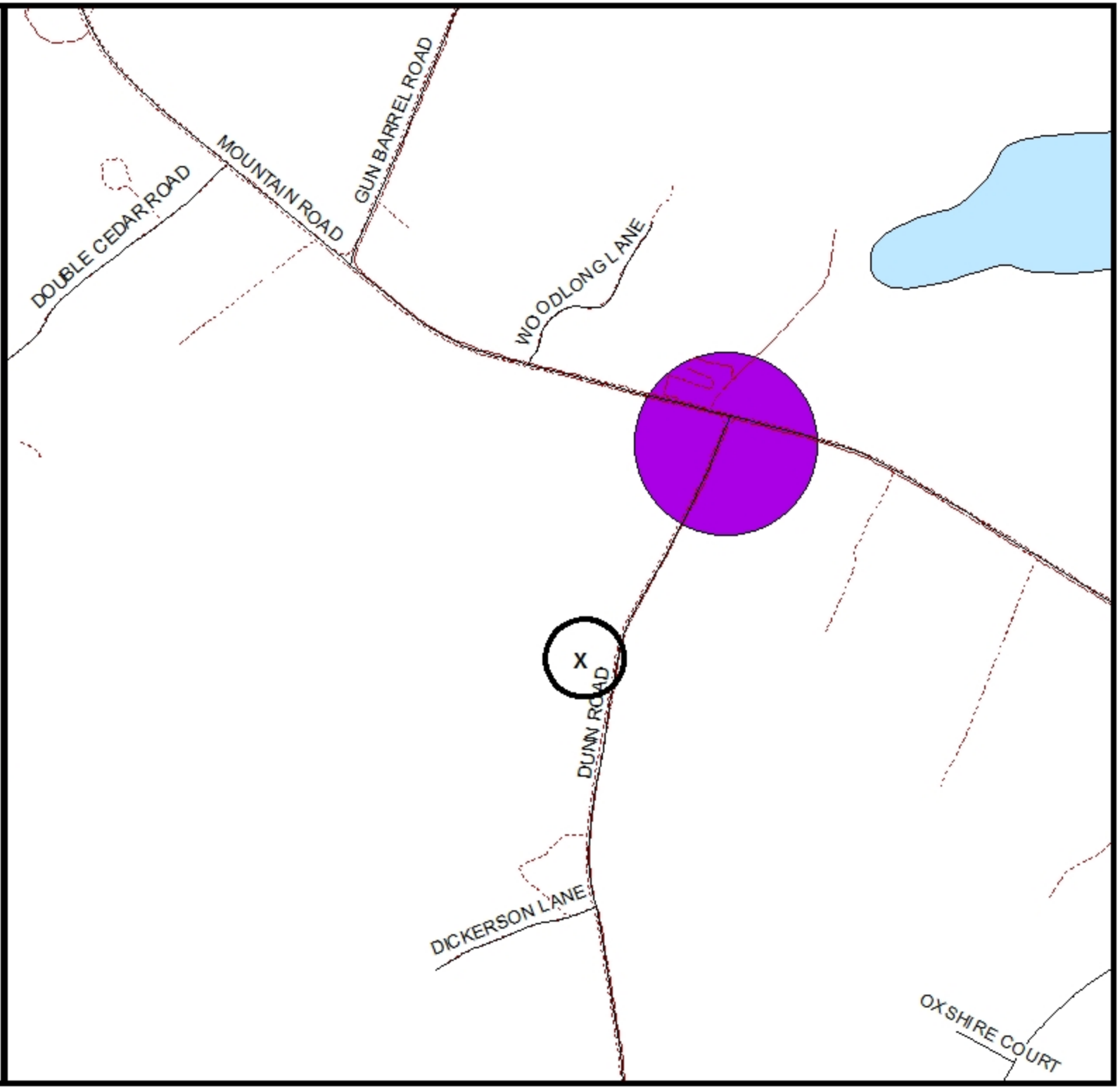
Agricultural Land Use

GPIN: 7802-29-8042

South Anna Magisterial District

1 inch = 700 feet

April 06, 2015



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Trees
- Private Road
- Structures
- Parcels

CUP-5-15

National Communication Towers, L.L.C

tower site

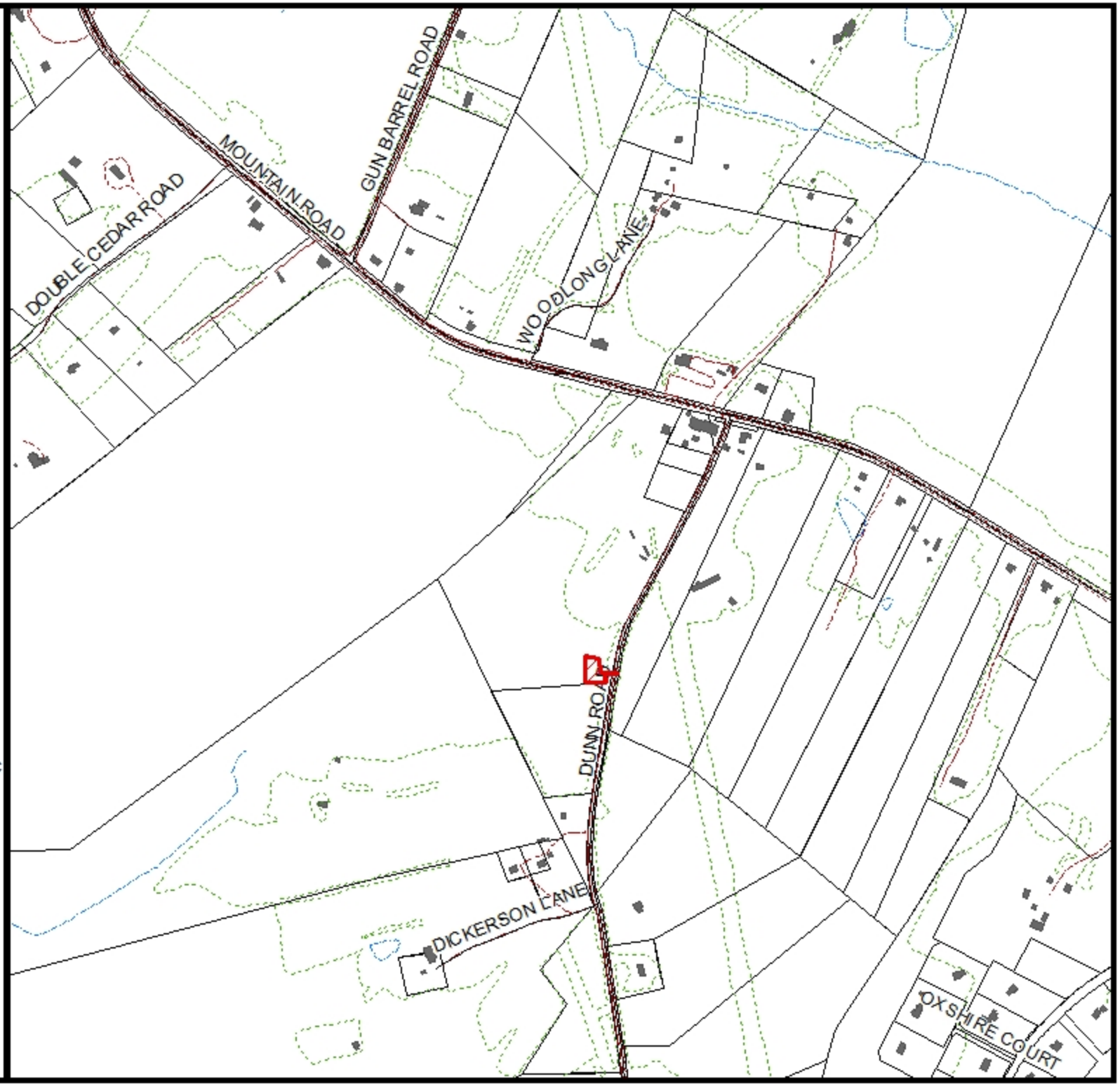
Zoned A-1

GPIN: 7802-29-8042

South Anna Magisterial District

1 inch = 700 feet

April 06, 2015



Hanover County, Virginia

Zoning Map

Legend

- Roads
- Water
- Private Road
- Parcels
- CUP
- A-1
- AR-1
- AR-2
- AR-6
- RC
- RS
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RM
- MX
- B-1
- B-2
- B-3
- O-S
- B-O
- M-1
- M-2
- M-3

CUP-5-15

National Communication Towers, L.L.C

tower site

Agricultural Land Use

GPIN: 7802-29-8042

South Anna Magisterial District

1 inch = 700 feet

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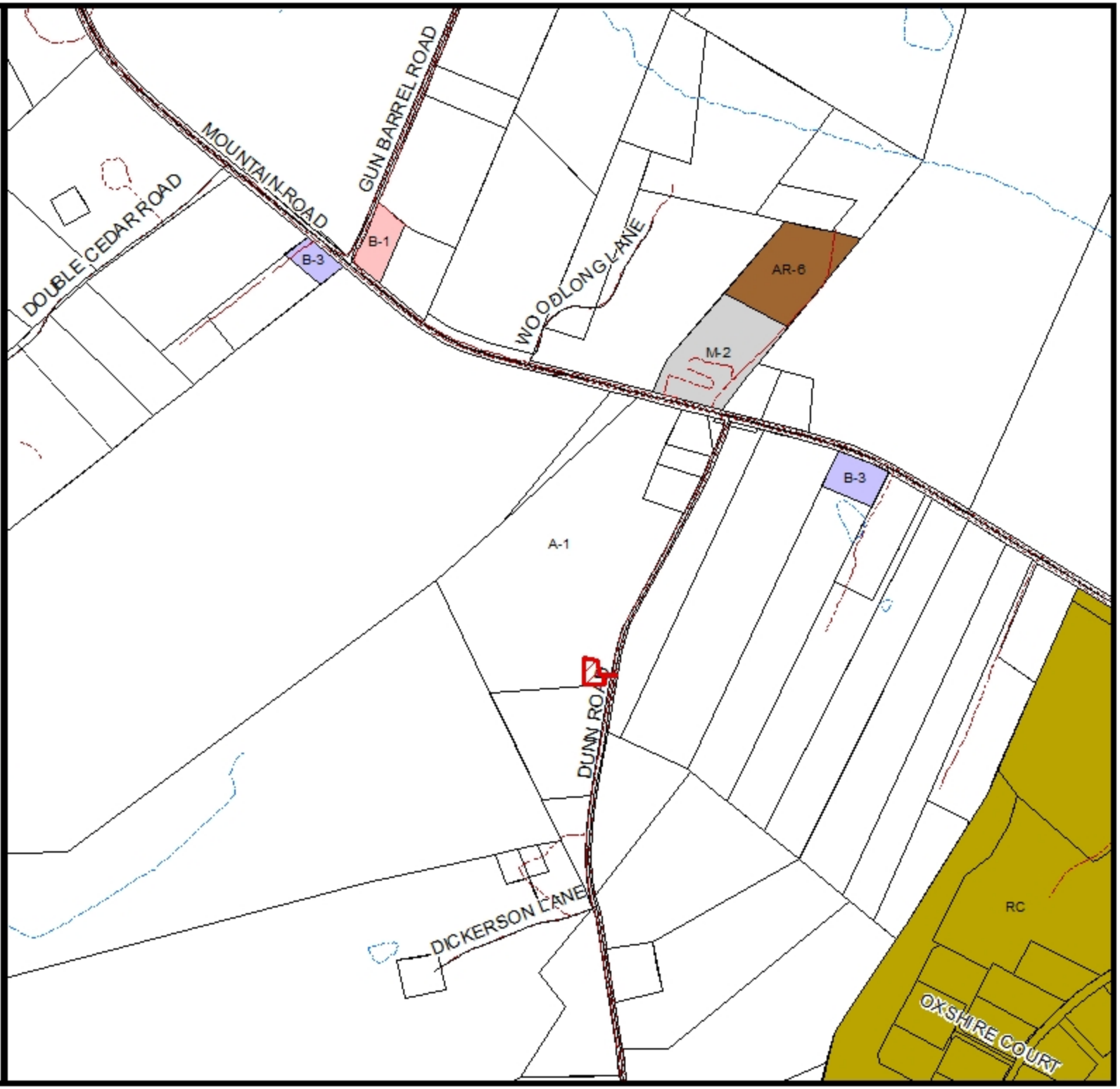


CUP-5-15 National Communication Towers, L.L.C.

2013 Aerial

0 130 260 520 Feet

CUP-5-15, NATIONAL COMMUNICATION TOWERS, L.L.C.

Conditional Use Permit Report
South Anna Magisterial District
Board Meeting Date: July 22, 2015

HANOVER COUNTY VIRGINIA BOARD OF SUPERVISORS

Overview

Request	To permit a 199-foot telecommunications tower
Zoning	A-1, Agricultural District
Acreage	23.81
CUP Acreage	0.39
Location	On the west line of Dunn Road (State Route 736) approximately 1,300 feet south of its intersection with Mountain Road (State Route 33)
GPIN	7802-29-8042(part)
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Dunn Road – not a major thoroughfare
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

Executive Summary

This is a request for a 199-foot telecommunications tower located along Dunn Road in the western end of the County. The applicant indicates that the proposed tower will provide mobile phone and internet service to the surrounding community where currently there is a large service coverage gap as demonstrated by propagation studies provided by the applicant. The structure will be prominent on Dunn Road but minimally visible elsewhere.

Recommendations

Staff

APPROVAL subject to the conditions as outlined in the staff report.

Planning Commission

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

National Communication Towers, Inc. is requesting a 199' telecommunications tower that is designed to allow collocations for four or more users. Letters of intent have been provided from Verizon Wireless and Last Mile Broadband. The 199' tower has been designed and located to maximize coverage in the surrounding area. Towers exceeding 200' in height automatically require lighting by the FAA. A condition is recommended to ensure the height does not require lighting. The lattice tower will have a galvanized finish, which will be a metallic, silver-gray color. The applicant indicates that this finish not only protects the steel of the tower from corrosion but also blends more naturally with the changing colors of the sky.

To illustrate the visual impact of the tower, the applicant raised a balloon to 199' at the proposed location on July 17, 2014. From this balloon test, the applicant generated photo simulations of the proposed tower as observed from five different locations in the surrounding area. The tower will be most visible traveling north on Dunn Road. From Mountain Road, the tower will still be noticeable but the impact is much reduced.

Sketch Plan

The sketch plan submitted shows a 75' x 75' tower compound located approximately 90' from Dunn Road. Access to the site will be provided by a 12' gravel access road within a 30' ingress/egress easement. The compound and all equipment is proposed to be screened with a 6' wooden fence that includes a 14' wide gate. Many mature trees surround the proposed tower compound but would not completely screen the site. The sketch plan notes the tree clearing limits around the compound. However, the staff would note that the trees beyond the clearing limits are not protected, and the property owner could remove the trees from the property at any time. The applicant's engineer has certified that the tower will be designed to fall within a radius of 79' from the base of the tower. The certification of the fall radius has been provided with this application. The sketch plan demonstrates that the minimum setback of 110% of the certified fall radius is being met at the adjoining property line to the south. The nearest off-site dwelling is located approximately 1,035' to the south.

Comprehensive Plan/ Compatibility with Surrounding Area

The Comprehensive Plan encourages opportunities to optimize infrastructure that serves residents and businesses with wireless technology while ensuring that impacts to neighboring properties are minimized. The Zoning Ordinance requires minimum setbacks at 110% of the tower's fall radius from adjacent properties and roads to ensure the safety of neighboring residents. As previously noted, the applicant's engineer has certified that the minimum requirements will be met. The applicant is proposing a tower located off a rural road in a sparsely populated area and has attempted to minimize the visual impact from the surrounding community and nearby Mountain Road.

In addition, the Comprehensive Plan also advises that telecommunications facilities avoid any interference with County communication networks. The applicant has stated in their application that the facility will produce no interference with other types of communication.

Community Meeting

The applicant held a community meeting on April 30, 2015, at Montpelier Center. Only two residents attended and had questions on the availability of internet service on their property once the new communications tower was constructed.

Agency Analysis

Agency	Comment Summary
Public Works	Must file FAA form 7460.
VDOT	VDOT private entrance required.

In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan and elevations titled, "Mableton Cell Tower," dated June 26, 2015, and prepared by Sekiv Solutions.

A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.

Planning Commission Recommendation

At their meeting of June 18, 2015, the Hanover County Planning Commission, on a motion by Mr. Leadbetter, seconded by Mr. Padgett, voted to recommend **APPROVAL** of the request to permit a 199-foot telecommunications tower on GPIN 7802-29-8042(part), consisting of approximately 23.81 acres (the area of the CUP will be limited to 0.39 acres), subject to the conditions listed below.

Staff's Recommended Conditions

1. If the use of the tower ceases and the tower remains unused for a period of eighteen (18) months, the unused tower and associated and unused accessories shall be removed from the property.

2. The applicant shall provide certification, indicating the tower height and design, structure, illustrations of location and type of antennas which could be accommodated, and total anticipated capacity of the structure, and demonstrating to the satisfaction of the building official that all structural requirements and other safety considerations set forth in the Virginia Uniform Statewide Building Code and the standards adopted by the Electronics Industries Association, or any amendments thereof, can be met. This information shall be submitted and approved prior to Building Permit issuance.

3. Lighting, beacons, and/or other safety devices shall be prohibited. The tower shall be limited to a height of 199' or to a height that would not require lighting by the Federal Communications Commission or the Federal Aviation Administration, whichever is less.

4. No advertising material or signs shall be allowed on the tower.

5. A reclamation plan for the property shall be submitted and approved in conjunction with site plan review.

6. All equipment and tower facilities shall be screened with a minimum six (6) foot high wooden fence in accordance with Section 26-263 of the Zoning Ordinance.

7. The operation of any equipment utilizing the tower shall not interfere with County's communications system. Any interference shall be corrected at the expense of the owner of the equipment causing the interference.

8. The applicant shall provide verification, through field measurements, that the operation of the communications facilities on site is within accepted maximum permissible exposure limits for electromagnetic radiation as established by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE) and accepted by the Federal Communications Commission (FCC).

9. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.

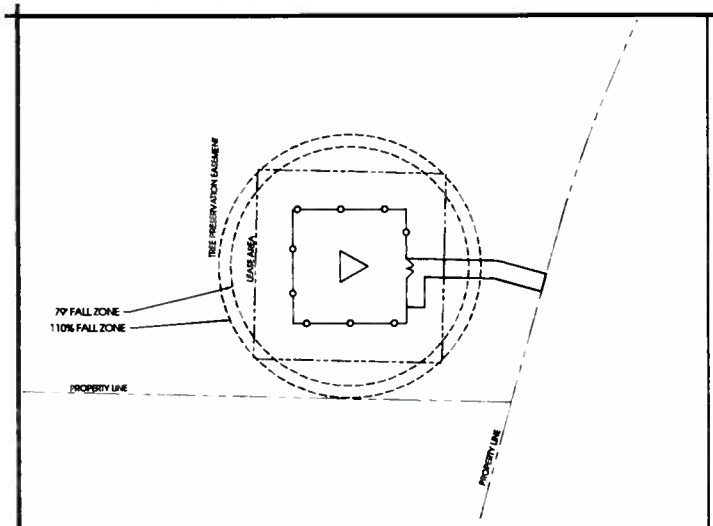
GJWB/sm/HTE

Attachments

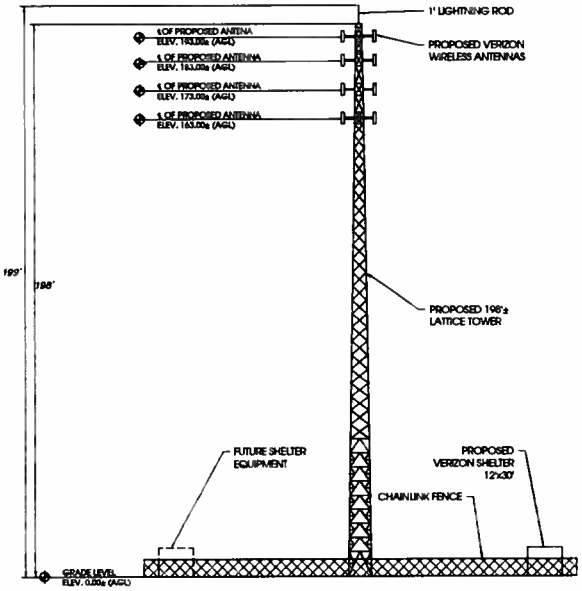
- ☑ Maps (land use, vicinity, zoning, aerial)
- ☐ Historical Commission Recommendation
- ☐ County Traffic Study – Exec. Summary
- ☑ Application Materials
- ☐ 527 Traffic Study – Exec. Summary
- ☐ Citizen Correspondence
- ☑ Photographs
- ☑ Elevations/Sketch Plan

Available Upon Request

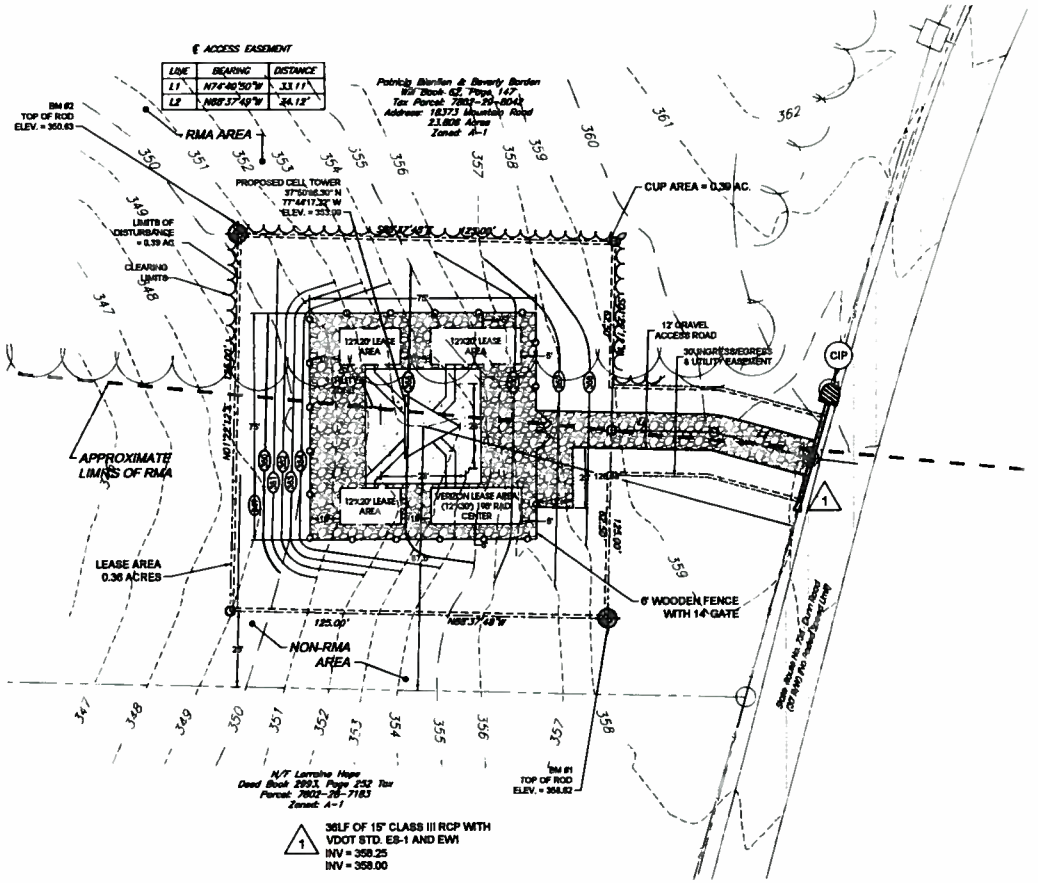
- ☑ Agency Review Comments
- ☐ County Traffic Study – Full Copy
- ☑ Application – Full Copy
- ☐ 527 Traffic Study – Full Copy



1 FALL ZONE SCHEMATIC
No Scale



2 LATTICE ELEVATION SCHEMATIC
No Scale



3 SITE PLAN
SCALE: 1" = 20'

RECLAMATION STATEMENT

UPON ABANDONMENT OF THE UNMANNED TELECOMMUNICATIONS EQUIPMENT FACILITY BY VERIZON WIRELESS CENTERED AT LAT/LONG 37°50'06.30" NORTH 77°44'17.22" WEST THE CONTRACTOR SHALL RETURN THE CONDITION OF THE DISTURBED AREA (SHOWN AS PROPOSED OR NEW ON THESE PLANS) TO ITS ORIGINAL STATE OF BEING. THIS SHALL CONSIST OF:

1. REMOVING ALL EQUIPMENT, FENCING, AND CONCRETE TO A DEPTH OF 3'.
2. RETURNING THE SLOPE TO ITS ORIGINAL GRADE
3. REPLANTING TREES TO REPLACE THOSE THAT WERE REMOVED
4. RESEEDING THE ENTIRE DISTURBED AREA

ALL TO MATCH PREVIOUS CONDITIONS.

SCALE 1"=20'
0 20' 40'

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SCALE: AS SHOWN | PROJECT NO.: 10148 | PROJECT MANAGER: S. LITTLE | QUALITY ASSURANCE: S. OWENS

COMMONWEALTH OF VIRGINIA
Stuart G. Little
Lic. No. 39974
6/26/15
PROFESSIONAL ENGINEER

DATE: JUNE 26, 2015

REVISION BLOCK

DATE	DESCRIPTION

NATIONAL COMMUNICATION TOWERS, LLC.
5413 PATTERSON AVENUE, SUITE 101 RICHMOND, VA 23226
PHONE: 804.673.8800
ATTN: MR. STEPHEN GALLAGHER

MABELTON CELL TOWER
HANOVER, VA

LAYOUT, GRADING AND PH. 2 E/S PLAN

SHEET NO.
C5.0

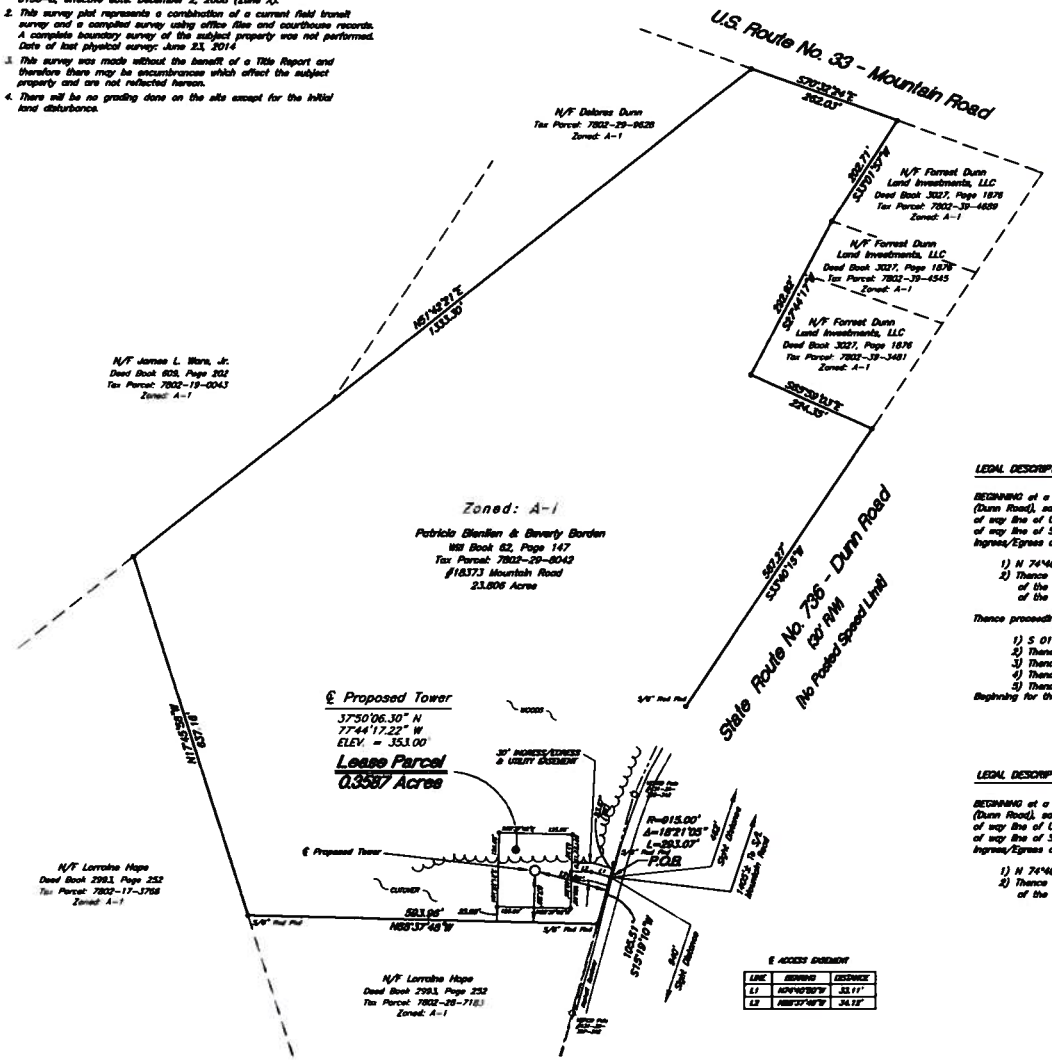
HTE PZ# XX-XXXXXXX / E&S# XXXX / HTE BP# XX-XXXXXXX

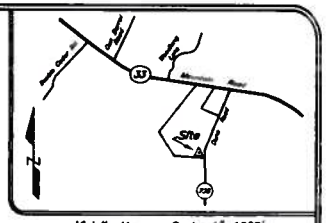
NOTES:

1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community–Panel #510050–0130–B, effective date: December 2, 2008 (Zone X).
2. This survey plat represents a combination of a current field transit survey and a compiled survey using office files and courthouse records. A complete boundary survey of the subject property was not performed. Date of last physical survey: June 23, 2014
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property and are not reflected hereon.
4. There will be no grading done on the site except for the initial land disturbance.

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors,

RODNEY S. SHADRACH
Lic. No. 2274
7-16-14
LAND SURVEYOR





Vicinity Map Scale: 1"=1000'

Legend

- Fire Hydrant
- Handicap Parking Spaces
- Painted Parking Spaces (Reg.)
- Water Meter
- Water Valve
- Large Post (Metal Post w/Sign)
- Drainage Manhole
- Sanitary Manhole
- Cable TV Pedestal
- CAP Telephone Pedestal
- U/G Fiber Optic Marker
- Gas Valve
- Wooden Pole
- Wooden Transformer
- Field Survey Reverse Point
- Wind Frame Sign
- Handicap Parking Sign
- Irrigation Valve
- Yard Inlet (Drainage)
- Telephone Pedestal
- Concrete Surface
- RCP Reinforced Concrete Pipe
- CMP Corrugated Metal Pipe
- DI Drainage Inlet

LEGAL DESCRIPTION – Lease Parcel

BEGINNING at a point on the western boundary of the right of way line of State Route No. 736 (Dunn Road), said point being approximately 1405' feet south of the southern boundary of the right of way line of U.S. Route No. 33 (Mountain Road), thence leaving the western boundary of the right of way line of State Route No. 736 in a northwesterly direction along the centerline of a 30' Ingress/Egress and Utility Easement the following two (2) courses and distances:

1) N 74°40'50" W 33.11 feet to a point;
2) Thence N 88°37'48" W 34.12 feet to a point, said point being the terminus of the centerline of the 30' Ingress/Egress and Utility Easement and the Actual Point and Place of Beginning of the Lease Parcel;

Thence proceeding in a southeasterly direction the following five (5) courses and distances:

1) S 01°22'12" W 62.50 feet to a point;
2) Thence N 88°37'48" W 125.00 feet to a point;
3) Thence N 01°22'12" E 125.00 feet to a point;
4) Thence S 88°37'48" E 125.00 feet to a point;
5) Thence S 01°22'12" W 62.50 feet to a point, said point being the Point and Place of Beginning for the Lease Parcel, containing 0.3587 Acres, more or less.

LEGAL DESCRIPTION – 30' Ingress/Egress & Utility Easement

BEGINNING at a point on the western boundary of the right of way line of State Route No. 736 (Dunn Road), said point being approximately 1405' feet south of the southern boundary of the right of way line of U.S. Route No. 33 (Mountain Road), thence leaving the western boundary of the right of way line of State Route No. 736 in a northwesterly direction along the centerline of a 30' Ingress/Egress and Utility Easement the following two (2) courses and distances:

1) N 74°40'50" W 33.11 feet to a point;
2) Thence N 88°37'48" W 34.12 feet to a point, said point being the terminus of the centerline of the 30' Ingress/Egress and Utility Easement.

℄ ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	N74°40'50"W	33.11'
L2	N88°37'48"W	34.12'

SURVEY PLAT SHOWING
A 30' INGRESS/EGRESS & UTILITY EASEMENT AND A 0.3587 ACRE LEASE PARCEL ON THE WESTERN LINE OF STATE ROUTE NO. 736 SOUTH ANNA DISTRICT, HANOVER COUNTY, VIRGINIA
DATE: JULY 15, 2014

100 0 100 200 300
Scale: 1"=100'

Shadrach & Associates, LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B Richmond, Virginia 23236
Phone: (804)379-8335 Fax: (804)379-8381